

Testimony is support of HB 629, Amending Title 76

AN ACT GENERALLY REVISING SUBDIVISION LAW

By SuzAnne and Sterling Miller

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- We support passage of HB629 as being better than the current law as interpreted by the pending Attorney General's draft opinion.
- However, we also feel the bill falls far short of providing a productive development environment for Montana's tourism and guest ranch industry. We strongly suggest amending the bill to exclude structures that offer "accommodations" as defined under Montana Code

15-68-101. Definitions:

For purposes of this chapter, unless the context requires otherwise, the following definitions apply:

(1) (a) "Accommodations" means a building or structure containing individual sleeping rooms or suites that provides overnight lodging facilities for periods of less than 30 days to the general public for compensation.

(b) Accommodations includes a facility represented to the public as a hotel, motel, campground, resort, dormitory, condominium inn, dude ranch, guest ranch, hostel, public lodging house, or bed and breakfast facility.

- Montana law consistently differentiates between long term rent and leases and "accommodations" that are rented for less than 30 days. These structures are taxed differently and are not considered a transfer of property interests; and should, therefore, be excluded from being subject to review for subdivision for rent or lease.

Govt. Comm.
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Bill No. HB629